



GRIBIN PROPERTIES

Commercial Real Estate

Prime Medical Office / Retail Building For Sale

7033, 7035, 7037 Reseda Boulevard, Reseda, CA 91335



**Prime Reseda Boulevard location!
Excellent visibility!**

Offered at \$1,680,000

- Excellent Owner/User opportunity plus additional income
- Front and rear entrances to building with alley access
- Great signage and fenced rear parking area (18 car parking)
- Traffic counts - Over 30,000 cars daily
- Building area 5,600 SF / Lot Size 12,371 SF / APN:2126-008-004,005,009

Gribin Properties
22551 Ventura Blvd Suite 201
Woodland Hills, CA 91364

Contact: Greg Greene
818-225-0097 Ext. 16
Fax: 818-225-0098

OPERATING DATA

Income	Pro Forma
Gross Potential Income	\$110,160
Less Vacancy Factor (5%)	(\$ 5,508)
Effective Gross Income	\$104,652
Less Management/Reserves (3%)	(\$ 3,139)
Net Operating Income	\$101,512

For Further Information Call

Greg Greene

DRE#01396840

818-225-0097 x16

READY TO PURCHASE?

LOOKING TO RELOCATE?

**GREAT SIGNAGE!
EXCELLENT VISIBILITY!
HIGH TRAFFIC AREA!
PRIME RETAIL LOCATION!**

**PLEASE CALL TO SET AN APPOINTMENT TO
VIEW THIS BUILDING!**



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GREG GREENE X. 16

**THIS ONE WON'T LAST
LONG!**